

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: Robert Buzzetti
Site Review
400 S.E. 29 Street

Case #: 03-R-02

Date: 1/8/02

Comments:

1. No comment

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Robert Buzzett

Case #: 03-R-02

Date: 01-08-02

Comments:

No Comments

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Robert Buzzetti

Case #: 03-R-02

Date: January 8, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Robert Buzzetti

Case #: 03-R-02

Date: 1/8/02

Comments:

1. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All planting must be in accordance with F.P.L. guidelines.
2. Recommend removing the existing Blackolives in the narrow peninsula islands at the entrys and replace them in the new islands with more desirable species such as Live Oaks.
3. To count for min. Code, trees need to have at least 10' overall minimum ht. The Wax Myrtles and Crape Myrtles are only shown at 8'.
4. Add rain sensor requirement to irrigation note.

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Division: Planning **Member:** Michael B. Ciesielski
828-5256

Applicant: Robert Buzzetti/ Imperial Point Animal Hospital **Case #:** 03-R-02

Date: January 8, 2002

Comments:

Request: Pursuant to Sec. 47-24.1, Table I, 15.c., an addition which exceeds 25% of the gross floor area of the existing structure(s) on the development site require Level II Site Plan Review (Development Review Committee). The proposed additions (kennel and veterinarian ward) total 2,573 sq. ft. Since the existing building is 5,022 sq. ft., the proposed addition constitutes approximately a 51% increase in gross floor area of the buildings on site.

1. Review the parking tabulations w/ Zoning Representative. Are there a sufficient # of parking spaces for this proposed addition? (Does the floor area for food/retail sales require a 1/250 sq. ft.?)
2. Discuss sidewalk requirements with the Engineering Representative. Is there supposed to be a continuous sidewalk along either or both SE 4th Ave. and/or SE 29th St.?
3. Please provide details of the 7' high masonry wall located on the southeast corner of the property. Discuss height of wall and if this is sufficient to meet the standards found in Sec. 47-19.9 especially if this will be used for a pet exercise area.
4. Show/label the building footprints of the existing buildings to the south and east of the subject property. How close are these buildings to the courtyard area. What will the courtyard area be used for (list common activities) ?
5. Pursuant to Sec. 47-18.25.C., supply proof that the kennel building will be soundproofed in such a manner so that the sounds of any animals in the kennel cannot be heard outside of the property line.

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6. Pursuant to 47-18.25.E., provide a written account of kennel operations, specifically at what time the animals will be exercised (note that 47-18.25E. prohibits animals from being exercised before 7 a.m. or after 7 p.m.). Verify in writing that there will be NO exterior animal cages and NO crematory facilities, pursuant to Sec. 47-18.25.D. and H. Finally, include in your narrative specifics on both the air-handling system and waste control facilities in the kennel so that they adhere to the regulations in Sec. 47-18.25 F. and G.
7. Please note that outside exercise areas for pets are subject to the requirements found in 47-19.9 outdoor uses.
8. Please note that Volume I, Chapters 6 and 17, City Code of Ordinances, further regulate animals and noise control.
9. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Veterinary Hospital

Case #: 03-R-02

Date: 01-08-02

Comments:

An intrusion detection system is recommended for all exterior doors and windows.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Robert Buzzetti

Case #: 03-R-02

Date: 1/8/02

Comments:

1. Discuss stacking distance with Engineering representative.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
3. Provide a narrative outlining the proposed project's compliance with sections 47-18.25 and 47-18.35 section by section.
4. Additional comments may be forthcoming at DRC meeting.